

*Mike*  
**Dobson**



**21 Green Lane Villas**

Garforth, Leeds, LS25 2AJ

**£140,000**

# 21 Green Lane Villas

\*\*\* LANDLORD PREFERING TO SELL TO INVESTOR WITH TENANT IN SITU \*\*\*

The accommodation briefly comprises communal entrance, entrance hall, lounge/diner, kitchen, bedroom one, en-suite shower room, bedroom two and bathroom/W.C.

In addition the property has PVCu double glazed windows and French doors leading to two Juliette balconies, gas fired central heating with Worcester combination boiler, fitted kitchen with four ring electric hob, built in oven, space for fridge, space for freezer and integrated washing machine, en-suite having corner shower and main bathroom with large bath.

Externally, the apartment has access to communal gardens. There is the added benefit of one allocated single parking space and six additional visitor car parking spaces.



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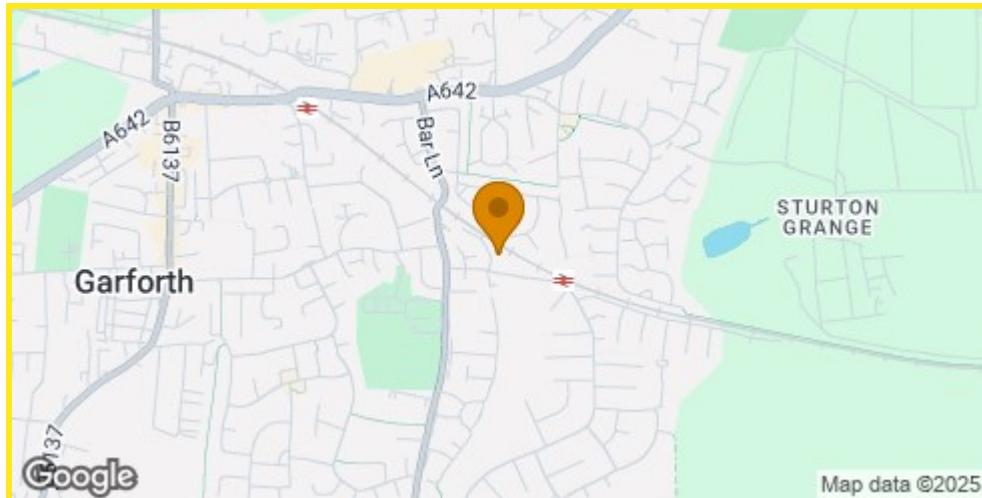


## Floor Plan

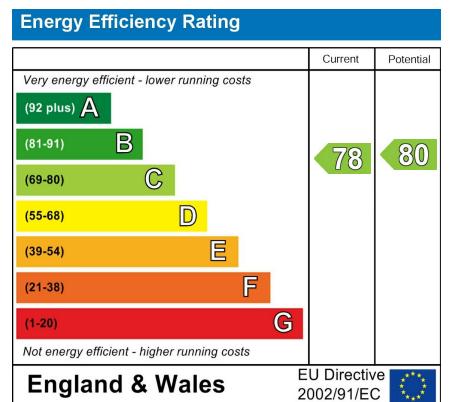


Total area: approx. 60.4 sq. metres (650.5 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

From our Garforth office turn left on to Main Street and take the first left on to Church lane. Follow the road to the T junction and turn right on to Ninelands Lane. Turn left on to Green Lane where the property can be found on the left.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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